

# TYPE II DEVELOPMENT & ENVIRONMENTAL REVIEW, STAFF REPORT & DECISION



**Project Name:** ASHLEY MANOR II SHORT PLAT

**Case Number:** PLD2006-00070

**Location:** 13213 NW 43<sup>rd</sup> Court

**Request:** The applicant is proposing to divide 0.77 acres into two single-family residential lots for a property located in the R1-10 zone.

**Applicant:** Moss & Associates, Inc  
Attn: Geoff Appel  
717 NE 61<sup>st</sup> Street, Suite 202  
Vancouver, WA 98665  
(360) 260-9400; (360) 260-3509 [Fax]  
[geoff@mossandassociates.net](mailto:geoff@mossandassociates.net)

**Contact Person:** Same as applicant

**Property Owner:** Salmon Creek Development, LLC  
800 NE Tenney Road, Suite 110, PMB 314  
Vancouver, WA 98685  
(360) 903-5825

## **DECISION**

**Approve subject to Conditions of Approval**

**Team Leader's Initials:**        **Date Issued: September 14, 2006**

### **County Review Staff:**

|                 | <b><u>Name</u></b> | <b><u>Phone Ext.</u></b> | <b><u>E-mail Address</u></b>   |
|-----------------|--------------------|--------------------------|--|
| <b>Planner:</b> | Brian Latta        | 5994                     | <a href="mailto:brian.latta@clark.wa.gov">brian.latta@clark.wa.gov</a> |

|   |                         |      |  |
|---|-------------------------|------|--|
| <b>Engineer</b><br>(Trans. & Stormwater):               | John Davis              | 5862 | <a href="mailto:john.davis@clark.wa.gov">john.davis@clark.wa.gov</a>         |
| <b>Engineer</b><br>(Trans. Concurrency):                | Richard Gamble,<br>P.E. | 4384 | <a href="mailto:richard.gamble@clark.wa.gov">richard.gamble@clark.wa.gov</a> |
| <b>Team Leader:</b>                                     | Krys Ochia              | 4834 | <a href="mailto:krys.ochia@clark.wa.gov">krys.ochia@clark.wa.gov</a>         |
| <b>Engineer Supervisor:</b><br>(Trans. & Stormwater):   | Sue Stepan P.E.         | 4102 | <a href="mailto:sue.stepan@clark.wa.gov">sue.stepan@clark.wa.gov</a>         |
| <b>Engineering Supervisor:</b><br>(Trans. Concurrency): | Steve Schulte<br>P. E.  | 4017 | <a href="mailto:steve.schulte@clark.wa.gov">steve.schulte@clark.wa.gov</a>   |
| <b>Fire Marshal Office</b>                              | Tom Scott               | 3323 | <a href="mailto:tom.scott@clark.wa.gov">tom.scott@clark.wa.gov</a>           |

**Comp Plan Designation:** UL (Urban Low Density Residential)

**Parcel Number(s):** 187820-005

### **Applicable Laws:**

Clark County Code (CCC) Chapter 40.220 (Urban Residential Districts), Chapter 40.350 (Transportation), Section 40.350.020 (Transportation Concurrency), Chapter 40.380 (Stormwater Drainage and Erosion Control), 15.12 (Fire Code), Chapter 40.610 (Development Impact Fees), Chapter 40.620 (Calculation of Development Impact Fees).

### **Neighborhood Association/Contact:**

#### **Felida Neighborhood Association**

Milada Allen, President

PO Box 61552

Vancouver, WA 98666

573-4030

E-mail: [gaudeamus@earthlink.net](mailto:gaudeamus@earthlink.net)

### **Time Limits:**

The application was determined to be fully complete on June 28, 2006. Therefore, the County Code requirement for issuing a decision within 78 days lapses on September 14, 2006. The State requirement for issuing a decision within 120 calendar days, lapses on October 26, 2006.

### **Vesting:**

An application is reviewed against the subdivision, zoning, transportation, stormwater and other land development codes in effect at the time a fully complete application for preliminary approval is submitted. If a pre-application conference is required, the application shall earlier contingently vest on the date the fully complete pre-application

is filed. Contingent vesting requires that a fully complete application for substantially the same proposal is filed within 180 calendar days of the date the county issues its pre-application conference report.

A pre-application conference on this matter was held on February 16, 2006. The pre-application conference application was not sufficiently complete to qualify for Contingent Vesting. The application was determined Fully Complete on June 28, 2006, and thereby, vested on the Fully Complete submittal date of June 22, 2006.

### **Public Notice:**

Notice of application and likely SEPA Determination of Non-Significance (DNS) was mailed to the applicant, the Felida Neighborhood Association and property owners within 300 feet of the site on July 12, 2006.

### **Public Comments:**

Staff received no public comment for the application.

### **Project Overview**

This is a 0.77 acre lot that is currently vacant, and is being proposed to be divided into two single family residential lots in the R1-10 zone. The previously existing house was destroyed by a fire. There are two existing sheds which are going to be removed. The lot is generally flat with a gentle slope from the southeast to the northwest. There are some ornamental mature evergreen trees on the south side of the lot, but the lot is mainly covered with bushes, grass and undergrowth. The three lots to the north, south and east are occupied with single family homes, and the lot to the west is currently vacant.

The lot is in the Vancouver school district, Fire District 6, Clark Public Utilities water district, and the Hazel Dell sewer district.

### **Comprehensive Plan, Zoning and Current Land Use**

| <b>Compass</b> | <b>Comp Plan</b> | <b>Zoning</b> | <b>Current Land Use</b>                         |
|----------------|------------------|---------------|---|
| Site           | UL               | R1-10         | Recently vacated lot with trees.                |
| North          | UL               | R1-10         | Single family residence with trees.             |
| East           | UL               | R1-10         | Single family residence with a fence and trees. |
| South          | UL               | R1-10         | Single family residence.                        |
| West           | UL               | R1-10         | Vacant field with a shed.                       |

## Staff Analysis

Staff first analyzed the proposal in light of the 16 topics from the Environmental Checklist (see list below). The purpose of this analysis was to identify any potential adverse environmental impacts that may occur without the benefit of protection found within existing ordinances.

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|---------------------------------|--|
| 1. Earth                        | 9. Housing                             |
| 2. Air                          | 10. Aesthetics                         |
| 3. Water                        | 11. Light and Glare                    |
| 4. Plants                       | 12. Recreation                         |
| 5. Animals                      | 13. Historic and Cultural Preservation |
| 6. Energy and Natural Resources | 14. Transportation                     |
| 7. Environmental Health         | 15. Public Services                    |
| 8. Land and Shoreline Use       | 16. Utilities                          |

Staff then reviewed the proposal for compliance with applicable code criteria and standards in order to determine whether all potential impacts will be mitigated by the requirements of the code.

Staff's analysis also reflects review of agency and public comments received during the comment period, and knowledge gained through a site visit.

### **Major Issues:**

Only the major issues, errors in the development proposal, and/or justification for any conditions of approval are discussed below. Staff finds that all other aspects of this proposed development comply with the applicable code requirements, and, therefore, are not discussed below.

### **LAND USE:**

#### **Finding 1 Lot Area Standards**

CCC Table 40.220.010-2 contains the lot standards for development in the R1-10 zone. The minimum / maximum average lot area in the R1-10 zone is 10,000 / 15,000 square feet, respectively. Lot 1 is 14,559 square feet, lot 2 is 15,432 square feet and the average of the two lots is 14,995.5 square feet which satisfies the requirement.

#### **Finding 2 Lot Dimensions and Setbacks**

The average minimum lot depth is 130 feet.

The average minimum lot width is 100 feet.

The applicable setbacks for each lot, in accordance with Table 40.220.010-3, are as follows:

- Front – 20 feet

- Side (Interior) – 5 feet
- Side (Street) – 10 feet
- Rear – 5 feet

The maximum lot coverage is 50% and the maximum building height is 35 feet.

The application meets the lot dimension standards, and can meet the setback requirements of the R1-10 zone.

To help ensure compliance with setbacks, lot coverage, and building height, a note on the plat should be required. (see Condition D-3.e)

#### **Conclusion (Land Use):**

Staff concludes that the proposed preliminary plan, subject to conditions identified above, meets the land use requirements of the Clark County Code.

#### **CRITICAL AREAS:**

There are no critical areas in the application.

#### **Conclusion (Critical Areas):**

Staff finds that the proposed preliminary plan meets the critical area requirements of the Clark County Code.

#### **TRANSPORTATION:**

##### Finding 3 - Ashley Manor Subdivision

The Ashley Manor Subdivision, located to the west of the site, has received preliminary land use approval (PLD2005-00129). The transportation improvements approved with the Ashley Manor Subdivision are also required to serve the Ashley Manor II Short Plat. Therefore, the applicable conditions of approval relevant to this project are required. The transportation improvements that serve the Ashley Manor Subdivision and Ashley Manor II Short Plat shall be constructed prior to final plat approval. (see Condition D-1)

##### Finding 4 - Pedestrian/Bicycle Circulation

Pedestrian circulation facilities in compliance with the Americans with Disabilities Act are required in accordance with the provisions of Section CCC 40.350.010. The development plans show existing sidewalks along the frontage of NW McCann Road and proposed sidewalk along NW 43rd Court. Bike lanes are not required along private roads. Staff finds that based on the proposed plan, pedestrian circulation complies with Section CCC 40.350.010.

##### Finding 5 - Circulation Plan

NW McCann Road, located to the north of the site, provides for east-west circulation in the vicinity of the site. The proposed NW 43<sup>rd</sup> Court will provide access to the south and future lots within the properties to the north of the site. NW 44<sup>th</sup> Avenue is currently stubbed to the south line of the property to the west of Ashley Manor Subdivision. The future development of the lots to the west (ASN 183290-000 & 183290-005) will provide

for the northerly extension of NW 44<sup>th</sup> Avenue and connect to NW McCann Road. The new cul-de-sac street will accommodate the traffic generated from Ashley Manor subdivision, Ashley Manor II short plat and future development of the two large lots that lie directly north of Ashley Manor II development. These lots will take access from the private street. Therefore, the existing roadways and the proposed NW 43<sup>rd</sup> Court will provide adequate cross-circulation for serving the proposed development and will allow future developments to meet the cross-circulation standards in compliance with subsection CCC 40.350.030(B)(2).

#### Finding 6 – Frontage Improvements

NW 43<sup>rd</sup> Court road is proposed as a private road with the following easement and improvements:

- a. Easement width of 35 feet
- b. Roadway width of 24 feet
- c. Curb/ gutter, 5 feet wide sidewalk

The proposed plan meets the easement and improvements for this road in accordance with CCC 40.350 requirements.

#### Finding 7 - Sight Distance

The applicant has submitted a letter indicating that the project complies with the sight distance requirements of Section CCC 40.380.030(B)(8). NW McCann Road has a posted speed limit of 25 mph. The approval criteria for intersection sight distance for a posted speed limit of 25 mph is 250 feet. The final engineering plans shall show sight distance triangles for the proposed intersection. Landscaping, utility poles, and structures will not be allowed where required sight distance is impeded. (see Condition A-1.1)

#### Finding 8 - Road Modifications

There are no road modifications associated with this proposal.

#### **Conclusion (Transportation):**

Staff concludes that the proposed preliminary plan, subject to conditions identified above, meets the transportation requirements of the Clark County Code.

#### **TRANSPORTATION (Concurrency):**

There are no concurrency requirements applicable to this application.

#### **STORMWATER:**

##### Finding 9 - Stormwater Applicability

The Stormwater and Erosion Control Ordinance (CCC 40.380) applies to development activities that result in 2,000 square feet or more of new impervious area within the urban area; and all land disturbing activities, except those exempted in Section CCC 40.380.030(A).

This project will create more than 2,000 square feet of new impervious surface, and is a land disturbing activity not exempted in Section CCC 40.380.030(A). Therefore, this development shall comply with the Stormwater and Erosion Control Ordinance CCC 40.380.

The Erosion Control Ordinance is intended to minimize the potential for erosion and a plan is required for all projects meeting the applicability criteria listed in CCC 40.380.050. This project is subject to the Erosion Control Ordinance.

#### Finding 10 - Existing Site Conditions

The property is approximately 0.77 acres in size with slopes of 0-5% over 100% of the parcel. The site currently has one existing single family home, associated outbuilding, trees, and grass covering the remainder of the site. The existing structures will be removed at the time of development.

The Natural Resource Conservation Service (NRCS) indicates the site to be underlain by Hillsboro silt loam (100% of HoA).

#### Finding 11 - Developed Site Conditions

The report indicates that the area of this site is approximately 0.77 acres. The preliminary report does not provide a listing of the amount of impervious area, pervious area, and the area of pollution generating surfaces created by this short plat. The preliminary TIR identifies the land uses for the total tributary area to the stormwater facilities located in the Ashley Manor Subdivision. The runoff curve numbers were determined based on the soil types and proposed land use for the hydrologic analysis. Runoff curve numbers of 98 and 80 were used for impervious area and pervious areas, respectively.

#### Finding 12 - Stormwater Proposal

The project proposes to provide stormwater facilities to intercept, treat and release the stormwater from this development to ensure that runoff does not have adverse affects in the area. The proposed stormwater facilities are proposed to be constructed within a stormwater tract in the Ashley Manor Subdivision, located to the west of this development. The stormwater management facilities (BMP's) are proposed to be privately owned and maintained by a homeowners association.

To meet the stormwater quality requirements, the project proposes to utilize StormFilter (Contech Stormwater Solutions, Inc.) cartridges. The preliminary stormwater design report indicates that the stormwater BMP's will be designed to treat 70% of the runoff from pollution-generating surfaces due to 2-year, 24-hour design storms, as required.

To achieve the stormwater quantity control requirements, per section CCC 40.380.040, the project proposes to utilize the infiltration system proposed with the Ashley Manor Subdivision. The proposed facilities will consist of approximately 36, SC-740 Stormtech chambers. The project engineer certifies that the proposed infiltration system will be capable of infiltrating runoff from the site due to 100-year, 24-hour design storms within

the proposed facilities. The stormwater facilities are private facilities proposed for the Ashley Manor Subdivision and this development.

The provisions of stormwater ordinance allow the Ashley Manor II development to use the downstream conveyance system as long as the proposed stormwater facilities are designed to accommodate the flows generated with this development. However, if the downstream facilities are not functioning as designed, releasing additional runoff may have adverse impacts on the existing and future lots within the proposed development and downstream properties. The Ashley Manor Subdivision has received preliminary land use approval (PLD2005-00129). This project will be required to comply with the conditions of approval of the Ashley Manor Subdivision (PLD2005-00129) land use decision and the approved stormwater plan. (see Condition D-1)

#### Finding 13 - Infiltration

The project proposes to utilize infiltration as a method of stormwater quantity control. According to the Stormwater & Erosion Control Ordinance (CCC 40.380), infiltration of the 100-year storm event is the preferred method for stormwater disposal from the developed site. Natural Resource Conservation Service (NRCS, formerly SCS ) mapping shows the site to be underlain by Hillsboro silt loam (99% HOA, 1.0% HOB) classified by AASHTO as A-4 soils. In accordance with the provisions of CCC 40.380.40.C.3.a., soils classified as A-1-a, A-1-b, A-2-4, A-2-5, and A-3 as defined in AASHTO Specification M145 are suitable for infiltration.

The applicant has retained GE Services Inc. to conduct infiltration tests at the subject site. The geotechnical investigation letter indicates that subsurface explorations were conducted in one test pit at depths of 13.5 feet and 24 feet. No groundwater was observed in any of the subsurface explorations. The infiltration test showed a maximum infiltration rate of 25 inches per hour (iph) at a depth of 13.5 feet below the existing surface. Due to soil types the applicant's geologist recommended a factor of safety of 4. (see Condition A-3.a)

#### Finding 14 – Sacrificial System

Because the proposed stormwater runoff disposal is by infiltration, it is important to ensure that no soil or contaminated materials inadvertently enter the storm drain collection system until site construction is complete and exposed soil surfaces are stabilized. In order to protect the infiltration facilities from plugging during the construction of the subdivision and homes within the proposed lots, all runoff shall be conveyed to an onsite sacrificial system or be contained by other approved methods until such time when the County inspection staff determines that the potential for plugging the infiltration system is minimized to the extent possible. (see Condition E-2)

#### **Conclusion (Stormwater):**

Staff concludes that the proposed preliminary stormwater plan, subject to the conditions above, is feasible. Therefore, the requirements of the preliminary plan review criteria are satisfied.



## **FIRE PROTECTION:**

### **Finding 15 – Fire Marshal Review**

This application was reviewed by Tom Scott in the Fire Marshal's Office. Tom can be reached at (360) 397-2375 x4095 or 3323, or e-mail at tom.scott@clark.wa.gov. Information can be faxed to Tom at (360) 759-6063. Where there are difficulties in meeting these conditions or if additional information is required, contact Tom in the Fire Marshal's office immediately.

### **Finding 16 – Building Construction**

Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process.

### **Finding 17 – Fire Flow**

Fire flow in the amount of 1000 gallons per minute supplied at 20 psi for 60 minutes duration is required for this application. The required fire flow is available at the site. Water mains supplying fire flow and fire hydrants shall be installed, approved and operational prior to final plat approval. (see Condition A-7.a)

### **Finding 18 – Fire Hydrants**

Fire hydrants are required for this application. Either the indicated number or the spacing of the fire hydrants is inadequate. Provide fire hydrants such that the maximum spacing between hydrants does not exceed 700 feet and such that no lot or parcel is in excess of 500 feet from a fire hydrant as measured along approved fire apparatus access roads. (see Condition A-7.b)

Fire hydrants shall be provided with appropriate 'storz' adapters for the pumper connection. The local fire district chief approves the exact locations of fire hydrants. As a condition of approval, contact Fire District 6 at 360-576-1195 to arrange for location approval. A 3-foot clear space shall be maintained around the circumference of all fire hydrants. (see Condition A-7.c)

### **Finding 19 - Fire Apparatus Access**

Fire apparatus access is required for this application. The roadways and maneuvering areas as indicated in the application do not provide required fire apparatus access. Provide fire apparatus access roads of not less than 20 feet width and an unobstructed vertical clearance of not less than 13.5 feet, with an all weather driving surface and capable of supporting the imposed loads of fire apparatus. The access road must be posted for no on-street parking (see Condition A-7.d)

### **Finding 20 - Fire Apparatus Turnarounds**

Approved fire apparatus turnarounds are required for this project. The indicated provisions for turning around fire apparatus are adequate.

**Conclusion (Fire Protection):**

Staff finds that the proposed preliminary plan, subject to conditions identified above, meets the fire protection requirements of the Clark County Code.

**WATER & SEWER SERVICE:****Finding 21 Utilities**

The site will be served by the Clark Public Utilities water district and the Clark Regional Wastewater sewer district. Letters from the above districts confirm that services are available to the site.

Prior to issuance of building permits for the newly-created lots, the applicant shall provide documentation from the purveyors that water and sewer connections to the new lots have been installed and approved. (see Condition E-3)

**Finding 22 Health Department Evaluation Letter**

Submittal of a "Health Department Evaluation Letter" is required as part of the Final Construction Plan Review application. If the Evaluation Letter specifies that an acceptable "Health Department Final Approval Letter" must be submitted, the Evaluation Letter will specify the timing of when the Final Approval letter must be submitted to the county (e.g., at Final Construction Plan Review, Final Plat Review or prior to occupancy). The Health Department Evaluation Letter will serve as confirmation that the Health Department conducted an evaluation of the site to determine if existing wells or septic systems are on the site, and whether any structures on the site have been/are hooked up to water and/or sewer. The Health Department Final Approval Letter will confirm that all existing wells and/or septic systems have been abandoned, inspected and approved by the Health Department (if applicable).

(See condition A-8).

**Conclusion (Water & Sewer Service):**

Staff finds that the proposed preliminary plan, subject to conditions identified above, meets the water and sewer service requirements of the Clark County Code.

**IMPACT FEES:****Finding 23 Impact Fees**

The two residential lots created by this plat will produce impacts on schools, parks, and traffic, and are subject to School (SIF), Park (PIF), and Traffic Impact Fees (TIF) in accordance with CCC 40.610 & 40.620.

The site is within:

- Vancouver School District, with a SIF of \$1,725.00 per dwelling
- Park District #9, with a PIF of \$2,016.00 per dwelling (\$1,576.00 for park acquisition / \$440 for park development).

- Hazel Dell TIF sub-area with a TIF of \$1,423.54 per dwelling.

Impact fees shall be paid prior to issuance of a building permit for each new lot. If a building permit application is made more than three years following the date of preliminary plat approval, the impact fees will be recalculated according to the then-current ordinance rate. (see Condition E1)

**Staff Contact Person:** Brian Latta, (360) 397-2375, ext. 5994.  
Krys Ochia, (360) 397-2375, ext. 4834.

**Responsible Official:** Michael V. Butts

## DECISION

Based upon the proposed plan (identified as Exhibit #1), and the findings and conclusions stated above, the Development Services Manager hereby **APPROVES** this request, subject to the following conditions of approval:

## CONDITIONS OF APPROVAL

|          |   |
|----------|---|
| <b>A</b> | <b>Final Construction/Site Plan Review</b><br><b>Review &amp; Approval Authority: Development Engineering</b> |
|----------|---|

Prior to construction, a Final Construction/Site Plan shall be submitted for review and approved, consistent with the approved preliminary plan and the following conditions of approval:

**A-1 Final Transportation Plan/On-Site** - The applicant shall submit and obtain County approval of a final transportation design in conformance to CCC 40.350 and the following conditions of approval:

1. The final engineering plans shall show sight distance triangles for the proposed intersection. Landscaping, utility poles, and structures will not be allowed where required sight distance is impeded. (see Finding 7)

**A-2 Transportation:**

- a. Signing and Striping Plan: The applicant shall submit a signing and striping plan and a reimbursable work order, authorizing County Road Operations to perform any signing and pavement striping required within the County right-of-way. This plan and work order shall be approved by the Department of Public Works prior to final plat or final site plan approval.

- a. Traffic Control Plan: Prior to issuance of any building or grading permits for the development site, the applicant shall obtain written approval from Clark County Department of Public Works of the applicant's Traffic Control Plan (TCP). The TCP shall govern all work within or impacting the public transportation system.

**A-3 Final Stormwater Plan** - The applicant shall submit and obtain County approval of a final stormwater plan designed in conformance to CCC 40.380 and the following conditions of approval:

- a. The final design of the infiltration facilities shall be based on a safety factor of four (4) as recommended by the geotechnical engineer. (see Finding 13)

**A-4 Erosion Control Plan** - The applicant shall submit and obtain County approval of a final erosion control plan designed in accordance with CCC 40.380 and the following conditions of approval:

**A-5 Other Required Documents:** – The following documents shall be submitted with the Final Construction/Site Plan:

- a. Developer's Covenant: - A "Developer Covenant to Clark County" shall be submitted for recording that specifies the following Responsibility for Stormwater Facility Maintenance: For stormwater facilities for which the county will not provide long-term maintenance, the developer shall make arrangements with the existing or future (as appropriate) occupants or owners of the subject property for assumption of maintenance to the county's Stormwater Facilities Maintenance Manual as adopted by Chapter 13.26A. The responsible official prior to county approval of the final stormwater plan shall approve such arrangements. The county may inspect privately maintained facilities for compliance with the requirements of this chapter. If the parties responsible for long-term maintenance fail to maintain their facilities to acceptable standards, the county shall issue a written notice specifying required actions to be taken in order to bring the facilities into compliance. If these actions are not performed in a timely manner, the county shall take enforcement action and recover from parties responsible for the maintenance in accordance with Section 32.04.060. (Example: Deed dedicating required right-of-way)

**A-6 Excavation and Grading** - *Excavation/grading shall be performed in compliance with Appendix Chapter J of the 2003 International Building Code (IBC); and, drainage facilities shall be provided, in order to ensure that building foundations and footing elevations can comply with CCC 14.04.252.*

**A-7 Fire Marshal Requirements:**

- a. Fire Flow; Fire flow in the amount of 1000 gallons per minute supplied for 60 minutes duration is required for this application. A utility review from the water purveyor indicates that the required fire flow is not currently available at the site. Additions to water mains supplying fire flow and fire hydrants shall be installed, approved and operational prior to final plat approval. (see Finding 17)
- b. Fire hydrants are required for this application. Either the indicated number or the spacing of the fire hydrants is inadequate. The applicant shall provide fire hydrants such that the maximum spacing between hydrants does not exceed 700 feet and such that no lot or parcel is in excess of 500 feet from a fire hydrant as measured along approved fire apparatus access roads. (see Finding 18)
- c. Unless waived by the fire district chief fire hydrants shall be provided with appropriate 'storz' adapters for the pumper connection. The local fire district chief approves the exact locations of fire hydrants. As a condition of approval, contact Fire District 6 at 360-576-1195 to arrange for location approval. The applicant shall provide and maintain a six-foot clear space completely around every fire hydrant. (see Finding 18)
- d. Fire Apparatus Access: Fire apparatus access is required for this application. The roadways and maneuvering areas as indicated in the application do not provide required fire apparatus access. Provide fire apparatus access roads of not less than 20 feet width and an unobstructed vertical clearance of not less than 13.5 feet, with an all weather driving surface capable of supporting the imposed loads of fire apparatus. The access road must be posted for no on-street parking. (see Finding 19)

**A-8 Health Department Review** - Submittal of a "Health Department Project Evaluation Letter" is required as part of the Final Construction Plan Review or early grading application. If the Evaluation Letter specifies that certain actions are required, the Evaluation Letter will specify the timing of when those activities must be completed (e.g., prior to Final Construction Plan Review, construction, Provisional Acceptance, Final Plat Review, building permit issuance, or occupancy), and approved by the Health Department. (see Finding 22)

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| <b>B</b> | <b>Prior to Construction of Development<br/>Review &amp; Approval Authority: Development Inspection</b> |
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Prior to construction, the following conditions shall be met:

**B-1 Pre-Construction Conference** - Prior to construction or issuance of any grading or building permits, a pre-construction conference shall be held with the County; and,

- a. Prior to construction, demarcation of wetland and/or buffer boundaries shall be established prior to construction (i.e. sediment fence)
- b. Prior to construction, fire flow in the amount of 1,000 gallons per minute supplied for 60 minutes duration is required for this application. A utility review from the water purveyor indicates that the required fire flow is not currently available at the site. Additions to water mains supplying fire flow and fire hydrants shall be installed, approved and operational prior to final plat approval.

**B-2 Erosion Control** - Prior to construction, erosion/sediment controls shall be in place. Sediment control facilities shall be installed that will prevent any silt from entering infiltration systems. Sediment controls shall be in place during construction and until all disturbed areas are stabilized and any erosion potential no longer exists.

**B-3 Erosion Control** - Erosion control facilities shall not be removed without County approval.

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| <b>C</b> | <b>Provisional Acceptance of Development</b><br><b>Review &amp; Approval Authority: Development Inspection</b> |
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Prior to provisional acceptance of development improvements, construction shall be completed consistent with the approved final construction/site plan and the following conditions of approval:

**C-1 None**

|          |   |
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| <b>D</b> | <b>Final Plat Review &amp; Recording</b><br><b>Review &amp; Approval Authority: Development Engineering</b> |
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Prior to final plat approval and recording, the following conditions shall be met:

**D-1** The Ashley Manor Subdivision, located to the west of the site, has received preliminary land use approval (PLD2005-00129). The improvements approved with the Ashley Manor Subdivision are also required to serve the Ashley Manor II Short Plat. Therefore, the applicable conditions of approval relevant to this project are required. The improvements that serve the Ashley Manor Subdivision and Ashley Manor II Short Plat shall be constructed prior to final plat approval. (see Finding 3 and Finding 12)

**D-2 Developer Covenant** – A “Developer Covenant to Clark County” shall be submitted for recording to include the following:

- a. Critical Aquifer Recharge Areas - "The dumping of chemicals into the groundwater and the use of excessive fertilizers and pesticides shall be avoided. Homeowners are encouraged to contact the State Wellhead

Protection program at (206) 586-9041 or the Washington State Department of Ecology at 800-RECYCLE for more information on groundwater /drinking supply protection."

- b. Erosion Control - "Building Permits for lots on the plat shall comply with the approved erosion control plan on file with Clark County Building Department and put in place prior to construction."
- c. Private Roads: "Clark County has no responsibility to improve or maintain the private roads contained within or private roads providing access to the property described in this development. Any private access street shall remain a private street unless it is upgraded to public street standards at the expense of the developer or abutting lot owners to include hard surface paving and is accepted by the county for public ownership and maintenance."
- d. Responsibility for Stormwater Facility Maintenance: For stormwater facilities for which the county will not provide long-term maintenance, the developer shall make arrangements with the existing or future (as appropriate) occupants or owners of the subject property for assumption of maintenance to the county's Stormwater Facilities Maintenance Manual as adopted by Chapter 13.26A. The responsible official prior to county approval of the final stormwater plan shall approve such arrangements. Final plats shall specify the party(s) responsible for long-term maintenance of stormwater facilities within the Developer Covenants to Clark County. The county may inspect privately maintained facilities for compliance with the requirements of this chapter. If the parties responsible for long-term maintenance fail to maintain their facilities to acceptable standards, the county shall issue a written notice specifying required actions to be taken in order to bring the facilities into compliance. If these actions are not performed in a timely manner, the county shall take enforcement action and recover from parties responsible for the maintenance in accordance with Section 32.04.060.

**D-3 Plat Notes** - The following notes shall be placed on the final plat:

- a. Sidewalks: "Prior to issuance of occupancy permits, sidewalks shall be constructed along all the respective lot frontages.
- b. Utilities: "An easement is hereby reserved under and upon the exterior six (6) feet at the front boundary lines of all lots for the installation, construction, renewing, operating and maintaining electric, telephone, TV, cable, water and sanitary sewer services. Also, a sidewalk easement, as necessary to comply with ADA slope requirements, shall be reserved upon the exterior six (6) feet along the front boundary lines of all lots adjacent to public streets."

- c. Driveways: "All residential driveway approaches entering public roads are required to comply with CCC 40.350."
- d. Privately Owned Stormwater Facilities: "The following party(s) is responsible for long-term maintenance of the privately owned stormwater facilities: \_\_\_\_\_."
- e. Structures: "Dwellings and other structures on the lots in this plat shall be constructed in accordance with the setbacks, height regulations, lot coverage, and other applicable standards for the R1-10 zone in CCC 40.220.10" (see Finding 2)

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| <b>E</b> | <b>Building Permits</b><br><b>Review &amp; Approval Authority: Customer Service</b> |
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Prior to issuance of a building permit, the following conditions shall be met:

- E-1 Impact Fees** - The applicant shall pay impact fees based on the number of dwelling units in the building, as follows:
- a. \$1,725.00 per dwelling for School Impact Fees (Vancouver School District)
  - b. \$2,016.00 per dwelling for Park Impact Fees (\$1,576.00 – Acquisition; \$440.00 – Development for Park District #9);
  - c. \$1,423.54 per dwelling for Traffic Impact Fees (Hazel Dell TIF Sub-area)

If the building permit application is made more than three years following the date of preliminary site plan approval, the impact fees shall be recalculated according to the then-current rate. (see Finding 23)

**E-2 Engineering requirements:**

Stormwater:

- a. All runoff from the site shall be conveyed to an onsite sacrificial system, a temporary sedimentation basin, or be contained by other approved methods until such a time when the County inspection staff determines that the potential for plugging the infiltration system is minimized to the extent possible. (see Finding 14)

- E-3 Utilities** - For newly created lots, the applicant shall provide documentation from the purveyors that water and sewer connections to the new lots have been installed and approved. (see Finding 21)

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| <b>F</b> | <b>Occupancy Permits</b> |
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| <b>Review &amp; Approval Authority: Building</b> |
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Prior to issuance of an occupancy permit, the following conditions shall be met:

**F-1** None

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| <b>G</b> | <b>Development Review Timelines</b> |
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| <b>Review &amp; Approval Authority: None - Advisory to Applicant</b> |
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**G-1 Land Division** - Within 5 years of preliminary plan approval, a Fully Complete application for Final Plat review shall be submitted.

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| <b>Note: The Development Services Manager reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.</b> |
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**Decision Appeal Process:**

An **appeal** of any aspect of this decision may be appealed to the County Hearing Examiner only by a party of record. A "Party of Record" includes the applicant and those individuals who submitted written testimony to the Development Service Manager within the designated comment period.

The appeal shall be filed with the Department of Community Development, Permit Services Center, 1300 Franklin Street, Vancouver, Washington, 98668, within fourteen (14) calendar days from the date the notice of final land use decision is mailed to parties of record. This decision was mailed on \_\_\_\_\_, 200 . Therefore any appeal must be received in this office by 4:30 PM, \_\_\_\_\_, 200 .

Any appeal of the final land use decisions shall be in writing and contain the following:

- Case number designated by the County;
- Name of the applicant;
- Name of each petitioner;
- Signature of each petitioner or his or her duly authorized representative;
- A statement showing the following:
  - That each petitioner is entitled to file the appeal as an interested party in accordance with CCC 40.510.030(H);
  - The specific aspect(s) of the decision being appealed;
  - The reasons why each aspect is in error as a matter of fact or law;
  - The evidence relied on to prove the error; and,
- The appeal fee of **\$1,021**.

The fee shall be refunded if the appeal is withdrawn in writing by the petitioner at least 15 calendar days before the public meeting to consider the appeal.

**Attachments:**

- Copy of Proposed Preliminary Plan

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A copy of the approved preliminary plan, SEPA Checklist and Clark County Code are available for review at:

**Public Service Center  
Department of Community Development  
1300 Franklin Street  
P.O. Box 9810  
Vancouver, WA 98666-9810  
Phone: (360) 397-2375; Fax: (360) 397-2011**

A copy of the Clark County Code is also available on our Web Page at:  
Web Page at: <http://www.clark.wa.gov>